



**ZONING ADMINISTRATOR PUBLIC HEARING MEETING  
REGULAR MEETING OF MARCH 21, 2011**

CALL TO ORDER: Zoning Administrator Leonard Powell at 2:06 p.m.

PRESENT: Zoning Administrator Leonard Powell

STAFF PRESENT: Leonard Powell, Zoning Administrator/Hearing Officer  
Spencer Shafsky, Zoning Technician  
Tanu Jagtap, Zoning Technician

**CONSENT CALENDAR**

THE CONSENT LIST CONSISTED OF ITEM NUMBER #2.

Item 2. **AT&T CENTRAL – 5275 Central Avenue – (PLN2011-00136)** – to consider a Zoning Administrator Permit to add three antennas and modify the existing antenna layout at an existing AT&T Wireless monopole located in the Centerville Planning Area. This project is exempt from the California Environmental Quality Act (CEQA) per Guideline 15301, Existing Facilities.  
Project Planner – Spencer Shafsky, (510) 494-4452, [sshafsky@fremont.gov](mailto:sshafsky@fremont.gov)

**CONTINUE ITEM TO APRIL 4, 2011 TO ALLOW FOR REVISED PLANS  
TO BE SUBMITTED.**

ITEM 1 WAS APPROVED BY THE ZONING ADMINISTRATOR/HEARING OFFICER.

**PUBLIC HEARING ITEMS**

Item 1. **ASIAN HUSTLE – 43719 BoscCell Road – (PLN2011-00133)** – to consider a Zoning Administrator Permit for a dance studio located at Pacific Commons in the Industrial Planning Area. This project is exempt from the California Environmental Quality Act (CEQA) per Guideline 15303, New Construction or Conversion of Small Structures.  
Project Planner – Tanu Jagtap, (510) 494-4537, [tjagtap@fremont.gov](mailto:tjagtap@fremont.gov)

The hearing was opened and there were two public speakers: Hristo Minev and Laura Fan of Premier Ballroom Studio.

**THE ZONING ADMINISTRATOR TOOK THE FOLLOWING ACTION ON ITEM  
#1: HOLD PUBLIC HEARING.**

**AND**

**FIND THAT PLN2011-00133 IS CATEGORICALLY EXEMPT FROM THE**

**CALIFORNIA ENVIRONMENTAL QUALITY ACT PER GUIDELINE 15303,  
NEW CONSTRUCTION OR CONVERSIONS OF SMALL STRUCTURES;**

**AND**

**FIND THAT PLN2011-00133 IS IN CONFORMANCE WITH THE  
RELEVANT PROVISIONS CONTAINED IN THE CITY'S GENERAL PLAN.  
THESE PROVISIONS INCLUDE THE DESIGNATIONS, GOALS AND  
POLICIES SET FORTH IN THE LAND USE AND LOCAL ECONOMY  
CHAPTERS OF THE GENERAL PLAN AS ENUMERATED WITHIN THE  
STAFF REPORT; AND**

**AND**

**APPROVE PLN2011-00133, AS SHOWN ON EXHIBIT "A", SUBJECT TO  
FINDINGS AND CONDITIONS IN EXHIBIT "B".**

ITEM #1 WAS APPROVED, BASED ON FINDINGS AND SUBJECT TO CONDITIONS.

- Item 3. **MISSION PASS TOWING ZAP – 5530 Boscell Common – (PLN2011-00140)** –  
to consider a Zoning Administrator Permit for Dead Storage of vehicles for a towing  
and recovery company in the Industrial Planning Area. This project is exempt from  
the California Environmental Quality Act (CEQA) per Guideline 15301, Existing  
Facilities.  
Project Planner – Spencer Shafsky, (510) 494-4452, [sshafsky@fremont.gov](mailto:sshafsky@fremont.gov)

The hearing was opened and there were no public speakers.

**THE ZONING ADMINISTRATOR TOOK THE FOLLOWING ACTION ON ITEM  
#3: HOLD PUBLIC HEARING.**

**AND**

**FIND THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA  
ENVIRONMENTAL QUALITY ACT (CEQA) PER GUIDELINE 15301,  
EXISTING FACILITIES.**

**AND**

**FIND ZONING ADMINISTRATOR PERMIT PLN2011-00140 IS IN  
CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN  
THE CITY'S EXISTING GENERAL PLAN. THESE PROVISIONS INCLUDE  
THE DESIGNATIONS, GOALS, OBJECTIVES AND POLICIES SET FORTH  
IN THE GENERAL PLAN'S LAND USE CHAPTER AS ENUMERATED  
WITHIN THE STAFF REPORT.**

**AND**

**APPROVE ZONING ADMINISTRATOR PERMIT PLN2011-00140, AS  
SHOWN ON EXHIBIT "A", SUBJECT TO FINDINGS AND CONDITIONS IN  
EXHIBIT "B".**

ITEM #3 WAS APPROVED BASED ON FINDINGS AND SUBJECT TO THE FOLLOWING  
AMENDED CONDITION OF APPROVAL:

4. The existing warehouse shall not be used for dead storage of vehicles, *unless required by Fremont Police Department or California Highway Patrol in accordance with their contract and pursuant to their Hazardous Material Business Plan (HMBP).*

Item 4. **IRON HORSE MOTOR COMPANY – 41215 Albrae Street – (PLN2011-00150)**  
– to consider a Zoning Administrator Permit to allow indoor retail sales of new and used motor cycles in the Industrial Planning Area. This project is exempt from the California Environmental Quality Act (CEQA) per Guideline 15303, New Construction or Conversion of Small Structures.  
Project Planner – Tanu Jagtap, (510) 494-4537, [tjagtap@fremont.gov](mailto:tjagtap@fremont.gov)

The hearing was opened and there were no public speakers.

**THE ZONING ADMINISTRATOR TOOK THE FOLLOWING ACTION ON ITEM #4: HOLD PUBLIC HEARING.**

**AND**

**THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER GUIDELINE 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES).**

**AND**

**FIND PLN2011-00150 IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN. THESE PROVISIONS INCLUDE THE DESIGNATIONS, GOALS, OBJECTIVES AND POLICIES SET FORTH IN THE GENERAL PLAN'S LAND USE CHAPTER 3 AS ENUMERATED WITHIN THE STAFF REPORT.**

**AND**

**APPROVE PLN2011-00150, AS SHOWN ON EXHIBIT "A", SUBJECT TO FINDINGS AND CONDITIONS IN EXHIBIT "B".**

ITEM #4 WAS APPROVED, BASED ON FINDINGS AND SUBJECT TO CONDITIONS.

Meeting adjourned at 3:13 p.m.

APPROVED BY:



Leonard Powell  
Zoning Administrator/Hearing Officer